

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

January 6, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, January 6, 2000 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, Phil Picardat, John Serocki, Roger Yoder

MEMBERS ABSENT: Tony Slawinski and Tim Stefanick

OTHERS PRESENT: Les Van Alstine II, Ed Seng, Duane Jones (Lighthouse Landings), Marlene McBride, Kevin Motyka, Jeff Mikula (Abonmarche), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:01 p.m. by Chairman Roger Yoder

PUBLIC HEARING:

Zoning Amendment - Article 69 Renaissance Zone Lakefront Industrial District & Zoning Map Change

The State recently approved a City Council request to add the Parking Lot of the Ex-Cello property to the Renaissance Zone. The amendment would Re-Zone Parcel #51-51-448-700-00 from MUD: Multiple Use District to REN: Renaissance Zone District.

Section 6903.D provided for Planned Unit Developments under the expectation that this parcel might be developed with the remainder of the parcel in the previously designated Renaissance Zone. The County has made a determination that they do not want dwellings within the Renaissance Zones. The proposed amendment would change 6903.D from "Planned Unit Development for commercial, marina, dwelling land uses" to "Retail Trade [G: 52-5999]". The assumption is that this site might be appropriate for a retail operation which creates the jobs and investment consistent with the purposes of the Renaissance Zones.

Marlene McBride, 217 River Street expressed concern about increased traffic and the condition of the sewer in her area. Jon Rose said that the sewer separation work in her area is to be completed but is not included in the streetscape sewer separation this spring due to lack of funds. The work will be done at a later date.

Public Hearing Closed at 7:08 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

MOTION by John Lakos, seconded by Kristie Harless, that the minutes of the December 2, 1999 Planning Commission Meeting be approved. Motion approved unanimously.

UNFINISHED BUSINESS:

Lighthouse Landings

At the August 5, 1999 Planning Commission Meeting the Special Use Permit for Lighthouse Landings was modified with the following conditions:

1. A fence shall be provided along the easternmost property line.
2. The required 10 foot set-back is reduced to 5 feet for units #23, #24, #25, #26, #27 and #28 and the existing decks will be removed to comply with this 5 foot set-back. The existing decks will be allowed to remain until November 4, 1999 to allow the developer opportunity to obtain evidence that he can acquire at least 20 feet of property from the adjoining property owner.

At the November 4, 1999 Planning Commission Meeting Lighthouse Landings was granted an extension until January 6, 1999 to the condition of the Special Use Permit issued in August 1999. Also at the November Meeting Mr. Rose said that State Law does not give the option of a variance because the conditions on the property are regulated through the Special Use Permit of the PUD.

Duane Jones gave a status report on the deadline extension for the encroaching decks of units #23, #24, #25, #26, #27, and #28. Mr Jones went to a meeting in Lansing with the Military Board of Affairs. At the meeting he was unable to acquire the 10 foot strip property. Mr. Jones would like to request a reduction in the approved 5 foot set-back.

Mr. Jones was provided a copy of the August 5, 1999 and November 4, 1999 minutes. Mr. Rose said that any changes to the PUD would require a Public Hearing and that the request has previously been addressed.

Mr. Jones left the meeting.

A letter was read by Chairman Yoder from Don Jones who is a resident and partner in the development. The letter is on file at City Hall.

MOTION by Ray Fortier, seconded by John Serocki that Lighthouse Landings deadline be further extended until February 3, 2000. Motion approved unanimously.

NEW BUSINESS:

Zoning Amendment - Article 69 Renaissance Zone Lakefront Industrial District & Zoning Map Change

A Public Hearing was held earlier regarding a proposed Zoning Amendment that would change Section 6903.D from "Planned Unit Development for commercial, marina, dwelling land uses" to "Retail Trade [G: 52-5999]". The proposal would also Re-Zone Parcel #51-51-448-700-00 from MUD: Multiple Use District to REN: Renaissance Zone District.

MOTION by Kristie Harless, seconded by John Lakos that the Zoning Amendment to change Section 6903.D from Planned Unit Development for commercial, marina, dwelling land uses to Retail Trade [G: 52-5999] and Re-Zone Parcel #51-51-448-700-00 from MUD: Multiple Use District to REN: Renaissance Zone District be recommended to City Council. Motion passed unanimously.

Pelarski & Alfred - Lot Split & Combination

Donald & Sandy Pelarski are selling a home located at 284 Fifth Street (parcel #51-51-572-712-03). A survey revealed that the Pelarski home encroached on their neighbors property owned by Edwin & Helen Alfred (51-51-572-712-01). In order to remedy the encroachment Mr & Mrs. Pelarski are acquiring the west 3.5 feet of Mr. & Mrs. Alfred's property and combining it with their property. The Zoning Board of Appeals has approved a variance to reduce the side-yard set-back requirements for the Alfred home to allow correction of an encroachment problem.

MOTION by Bob Hornkohl, seconded by John Serocki to forward to City Council the request to split the west 3.5 feet from parcel #51-51-572-712-01 (Alfred) and combine it with parcel #51-51-572-712-03 (Pelarski) be approved. Motion passed unanimously.

Paul & Amy Schafley/Riverside Motel - Lot Split & Combination Request

Les Van Alstine II is representing Paul & Amy Schafley who are in the process of selling the Riverside Motel (51-51-365-702-01). Mr. & Mrs. Schafley own the home located on the adjacent property (51-51-365-702-14). They are requesting to split the south 66 feet of both lot 16 and the west ½ of lot 15 and combine it with parcel #51-51-365-702-14.

MOTION by Kristie Harless, seconded by John Lakos that the request to split the south 66 feet of both lots 16 and the west ½ of lot 15 from parcel code #515-1365-702-01 and combine it with parcel #51-51-365-702-14 be approved. Motion passed unanimously.

House of Flavors - Site Plan Review

Kevin Motyka is the Architect for the House of Flavors, 294 River Street. The House of Flavors would like to build a 407 sq. ft. addition to their restaurant. The addition would enclosed the existing outside dining area on the north side of the building and will not affect the existing parking. A site plan review of the project shows that the requirements of the Zoning Ordinance have been met.

MOTION by John Lakos, seconded by Phil Picardat that the site plan review for the House of Flavors Restaurant be approved. Motion passed unanimously.

Committee Appointments:

Committee Appointments will be postponed until the February meeting pending written notification from Tim Stefanick who has verbally resigned from the Planning Commission.

OTHER COMMUNICATIONS:

Ed Seng gave an update on the new High School project. A Public Meeting was held last night that showed the footprint of the building. At this time they have obtained the necessary property/easements to extend Twelfth Street from Tamarack to Cherry. Further information will be forthcoming.

Jeff Mikula gave a brief update on the spring construction will an anticipated starting date in approximately 7 ½ weeks. Neighborhood meetings will begin shortly for the River Street area.

Jon Rose invited members to look at the revised Streetscape Plans after the meeting.

WORK/STUDY SESSION:

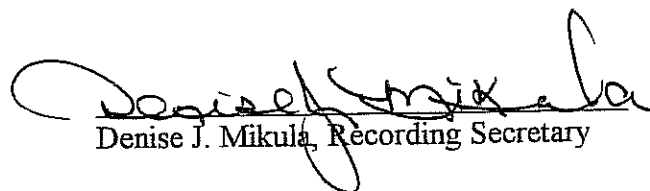
Due to the time the Work/Study Session has been postponed until the January 20, 2000 Worksession.

ADJOURNMENT:

MOTION by John Serocki, seconded by Kristie Harless that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:49 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary